

ORDINANCE NO. 20060323-055

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 4603 COMMERCIAL PARK DRIVE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-05-0214, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.700 acre (30,495 square feet) tract of land, more or less, out of Lot 36, Northeast Commercial Park Section Two Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4603 Commercial Park Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

0.700 ACRES
REMAINDER OF LOT 36
NORTHEAST COMMERCIAL
BUSINESS PARK SECTION II

FN. NO. 96-009 (PTR)
JANUARY 29, 1996
BPI JOB NO. 011-37.92

EXHIBIT A

DESCRIPTION

OF A 0.700 ACRE (30,495 SQ. FT.) TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF LOT 36 NORTHEAST COMMERCIAL PARK SECTION TWO, A SUBDIVISION OF RECORD IN BOOK 80, PAGE 145 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT CONVEYED TO JAMES D. WHITE AND ALMA F. WHITE BY DEED OF RECORD IN VOLUME 12471, PAGE 2616 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.700 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set in the southerly line of Commercial Park Drive, (64' R.O.W.) being the northeasterly corner of said Lot 36, same being the northwesterly corner of Lot 35 of said Northeast Commercial Business Park Section Two, for the northeasterly corner hereof, and from which a 1/2 inch iron rod found in the southerly line of Commercial Park Drive, being the common northerly corner of Lot 33 and Lot 34 of said Northeast Commercial Business Park bears S68°17'00"E, a distance of 230.00 feet;

THENCE, S21°43'00"W, leaving the southerly line of Commercial Park Drive, along the common line between said Lot 36 and Lot 35, a distance of 250.14 feet to a 3/4 inch iron rod found in the northerly line of that tract conveyed to Herd Partners, Ltd. by deed of record in Volume 12340, Page 79 of the Real Property Records of Travis County, Texas for the southeasterly corner of said Lot 36, same being the southwesterly corner of said Lot 35;

THENCE, along the southerly line of said Lot 36, same being the northerly line of said Herd tract, the following three (3) courses and distances:

- 1) N75°31'00"W, a distance of 27.97 feet to a 3/4 inch iron rod found for an angle point;
- 2) N48°25'00"W, a distance of 73.63 feet to a 3/4 inch iron rod found for an angle point;
- 3) N18°22'00"W, a distance of 69.13 feet to a 3/4 inch iron rod set in the easterly line of Springdale Road (R.O.W. varies), same being the westerly line of said Lot 36, for the southwesterly corner hereof;

THENCE, N30°09'00"E, along the easterly line of Springdale Road, same being the westerly line hereof, a distance of 174.32 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the right;

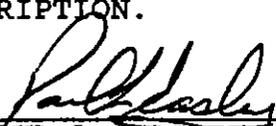
THENCE, along said non-tangent curve to the right having a radius of 25.00 feet, a central angle of $52^{\circ}22'14''$, an arc distance of 22.85 feet, and a chord of which bears $S86^{\circ}10'40''E$, a distance of 22.06 feet to a 1/2 inch iron rod set in the southerly line of Commercial Park Drive, for the point of reverse curvature of a non-tangent reverse curve to the left;

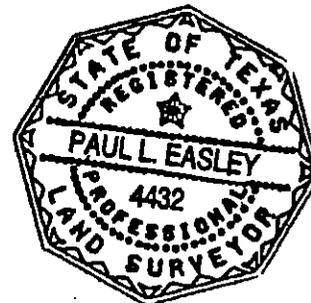
THENCE, along the southerly line of Commercial Park Drive, same being the northerly line hereof, the following two (2) courses and distances:

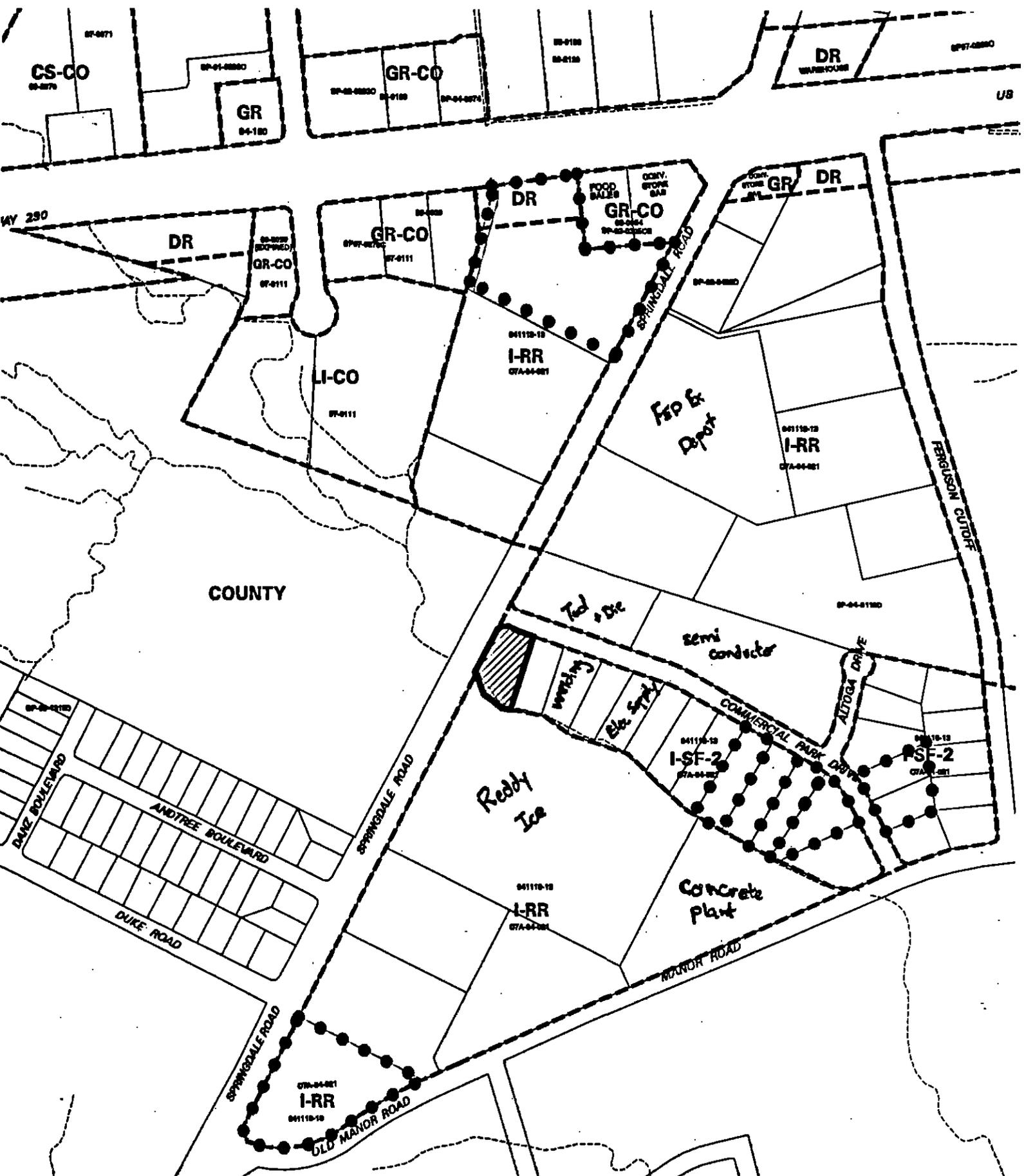
- 1) Along said non-tangent reverse curve to the left having a radius of 332.00 feet, a central angle of $08^{\circ}16'44''$, an arc distance of 47.97 feet, and a chord which bears $S64^{\circ}08'00''E$, a distance of 47.93 feet to a 1/2 inch iron rod found at the end of said curve to the left, and from which a 1/2 inch iron found in the northerly line of Commercial Park Drive, same being the southerly line of Lot 1 Northeast Commercial Business Park Section One, a subdivision of record in Book 80, Page 148 of said Plat Records, bears $N21^{\circ}33'02''E$ a distance of 63.89 feet;
- 2) $S68^{\circ}17'00''E$, a distance of 47.14 feet to the POINT OF BEGINNING, containing an area of 0.700 acres (30,495 sq.ft.) of land, more or less, within these metes and bounds.

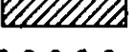
I, PAUL L. EASLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION OF THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY PLAT HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PITTMAN, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746


PAUL L. EASLEY, R.P.L.S. 1-29-96 DATE
TEXAS REGISTRATION NO. 4432
STATE OF TEXAS





 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R. HEIL	  	ZONING EXHIBIT B CASE #: C14-05-0214 ADDRESS: 4603 COMMERCIAL PARK DR SUBJECT AREA (acres): 0.700	DATE: 05-12 INTLS: SM	CITY GRID REFERENCE NUMBER N27